



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 04/12/05

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Redevelopment Agency Board

FROM: Director of Community and Economic Development

SUBJECT: Authorization to Acquire Properties at 245 C Street and 22737 Filbert Street

RECOMMENDATION:

It is recommended that the Redevelopment Agency Board adopt the attached resolutions authorizing the acquisition of two residential parcels referenced above, and appropriating \$1,210,000 for this purpose.

BACKGROUND:

In order to develop the proposed new Burbank Elementary School as envisioned in the Cannery Area Design Plan, it is necessary to acquire several homes on C Street and one on Filbert Street. To date the Agency has purchased five residential properties located on C Street. Two residential parcels remain to be purchased on this block, as shown in Exhibit A. Both of these parcels are owned by Teresa and Federico Ramirez. The owners currently occupy the Filbert Street house, while the C Street property consists of two rental units which are leased to tenant households. These two properties and the proposed transactions, which are voluntary in nature, are described in more detail below.

245 C Street

The parcel comprises approximately 6,250 square feet and is improved with two detached tenant-occupied dwelling units. The contract price is \$585,000, plus escrow fees and incidental expenses. In addition, the tenants are entitled to relocation benefits of approximately \$10,000 to \$15,000 per household.

22737 Filbert Street


The parcel comprises approximately 12,719 square feet and is improved with an owner-occupied single family residence. The contract price is \$575,000, inclusive of all costs with the exception of an estimated \$5,000 in moving costs.

It is recommended that the Agency Board authorize the acquisition of these parcels. There are sufficient funds in the 2004 Tax Allocation Bonds fund for this purpose. Therefore, staff also recommends appropriating \$1,210,000 to pay for the two parcels, plus relocation benefits, escrow and title fees, and other incidental expenses.

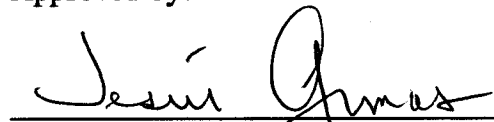
Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community
and Economic Development

Approved by:

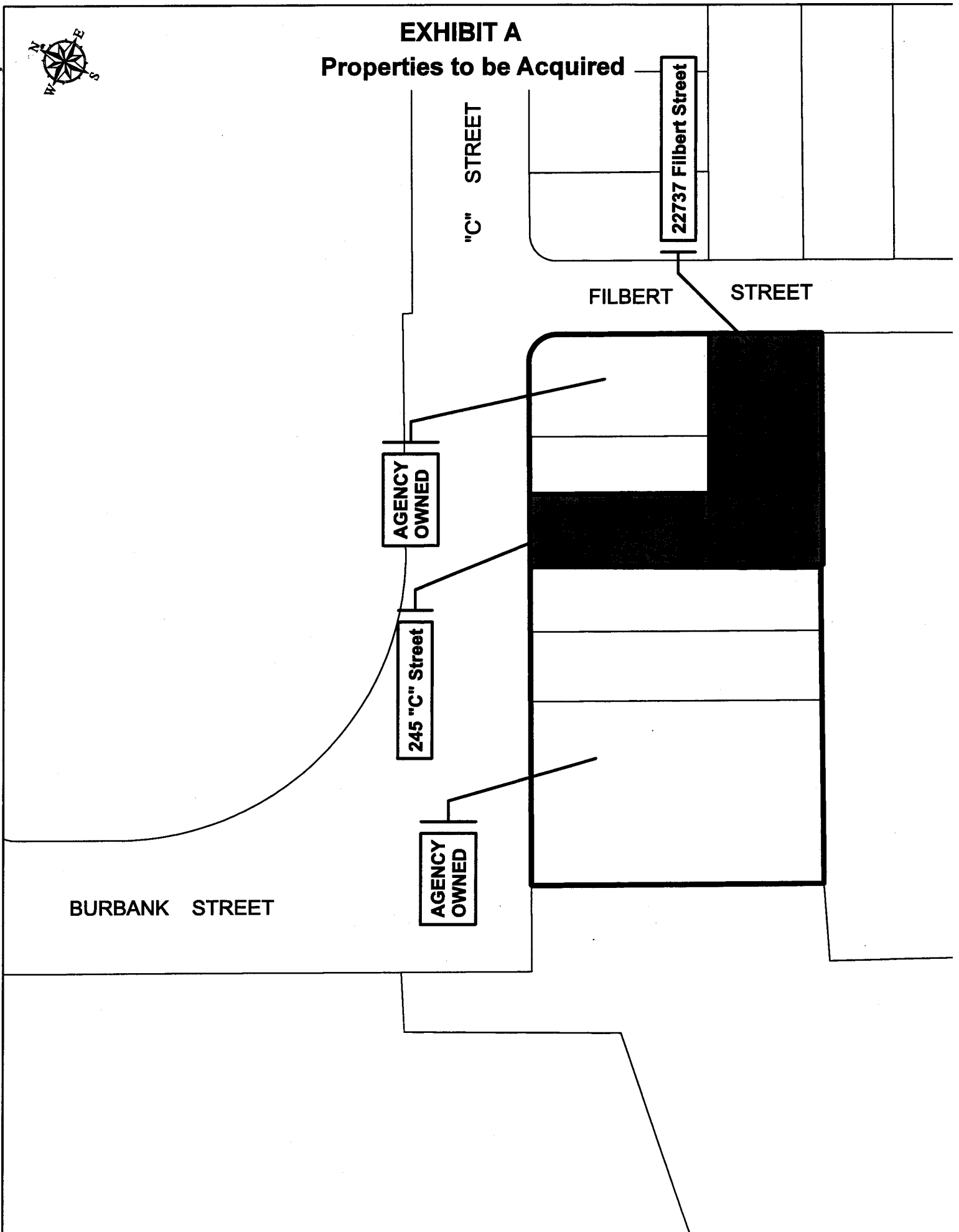

Jesús Armas, City Manager

Attachments: Exhibit A: Site Map
Resolutions



EXHIBIT A

Properties to be Acquired



DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-05-

Introduced by Agency Member _____

**RESOLUTION AUTHORIZING THE ACQUISITION OF
PROPERTIES AT 245 C STREET AND 22737 FILBERT
STREET IN THE PROPOSED CANNERY AREA SCHOOL
SITE**

WHEREAS, in order to develop the proposed new Burbank Elementary School in the Cannery Area Design Plan it is necessary to acquire two additional homes, one on C Street, and one on Filbert Street; and

WHEREAS, the property located at 245 C Street is approximately 6,250 square feet with two detached tenant-occupied dwelling units. The contract price is \$585,000 plus escrow fees and incidental expenses; the sellers are entitled to relocation benefits of approximately \$10,000 to \$15,000 per household; and

WHEREAS, the property located at 22737 Filbert Street is approximately 12,719 square feet and is improved with an owner-occupied single family residence. The contract price is \$575,000 inclusive of all costs with the exception of an estimated \$5,000 in moving costs.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 245 C Street and 22737 Filbert Street for purposes of developing the new Burbank Elementary School in the Cannery Area in the amount of \$1,210,000.

HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 05-

Introduced by Agency Member _____

RESOLUTION AMENDING RESOLUTION RA 04-07, AS
AMENDED, THE REDEVELOPMENT BUDGET
RESOLUTION FOR FISCAL YEAR 2004-2005,
RELATING TO AN APPROPRIATION OF FUNDS FROM
THE REDEVELOPMENT TAX ALLOCATION BONDS
FUND, FUND 454 FOR THE ACQUISITION OF 245 C
STREET AND 22737 FILBERT STREET

BE IT RESOLVED by the City Council of the City of Hayward that
Resolution No. 04-07, as amended, the Redevelopment Budget Resolution for fiscal year
2004-2005, is hereby amended by approving an appropriation of \$1,210,000 from the
Redevelopment Tax Allocation Bonds Fund, Fund 454 for the acquisition of 245 C Street
and 22737 Filbert Street.

HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel